

LEGAL DESCRIPTION:

FROM COMMITMENT NO • TOC-30312 DECISION C3 (455 PICADILLY ROAD)

PARCEL ONE:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 11, T 4 S, R 66 W, OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 11; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 240.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 30,00 FEET TO THE POINT OF BEGINNING SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF PICADILLY ROAD; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1456.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 543.31 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SECTION 11, A DISTANCE OF 1155.52 FEET TO A POINT LYING ON THE WEST LINE OF SAID NE 1/4; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 23 MINUTES 48 SECONDS AND ALONG SAID WEST LINE A DISTANCE OF 432.23 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 89 DEGREES 36 MINUTES 12 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2192.68 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 945.53 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 417.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PICADILLY ROAD; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES ONLY: VACANT LAND
APN /I 1975-11-1-00-019

PARCEL TWO:

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY COLORADO, DESCRIBED AS FOLLOWS:

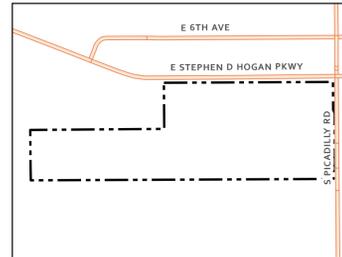
COMMENCING AT THE NE CORNER OF SAID SECTION 11; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 270.00 FEET; THENCE ON DEFLECTION ANGLE TO THE RIGHT OF 90°14'43" AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST R.O.W. LINE OF PICADILLY ROAD; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 417.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 9°14'43" AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 945.33 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 89°45'17" AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 417.70 FEET TO A POINT LYING ON SAID R.O. W. LINE; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90°14' 43" AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11 AND ALONG THE WEST R.O.W. LINE A DISTANCE OF 945,53 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES ONLY: 455 PICADILLY ROAD
APN If 1975-11-1-00-020

EXCEPTING FROM THE ABOVE LEGAL ALL THAT PROPERTY DEEDED TO THE CITY OF AURORA IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 12, 2017 AT RECEPTION NO. D7104092.

MASTER PLAN DA-2338-02

EAGLE RIDGE SIGN PLAN ADJUSTMENT



SHEET INDEX:
SHEET 1: COVER SHEET
SHEET 2: SIGN PLAN - MONUMENT SIGNS
SHEET 3: SIGN PLAN - JOINT ID SIGN
SHEET 3: DETAILS



REV #	DATE	DESCRIPTION

JOB NUMBER:

**EAGLE RIDGE
SIGN PLAN ADJUSTMENT**

DRAWN BY: K. HASKINS

CHECKED BY: J. GAMEC

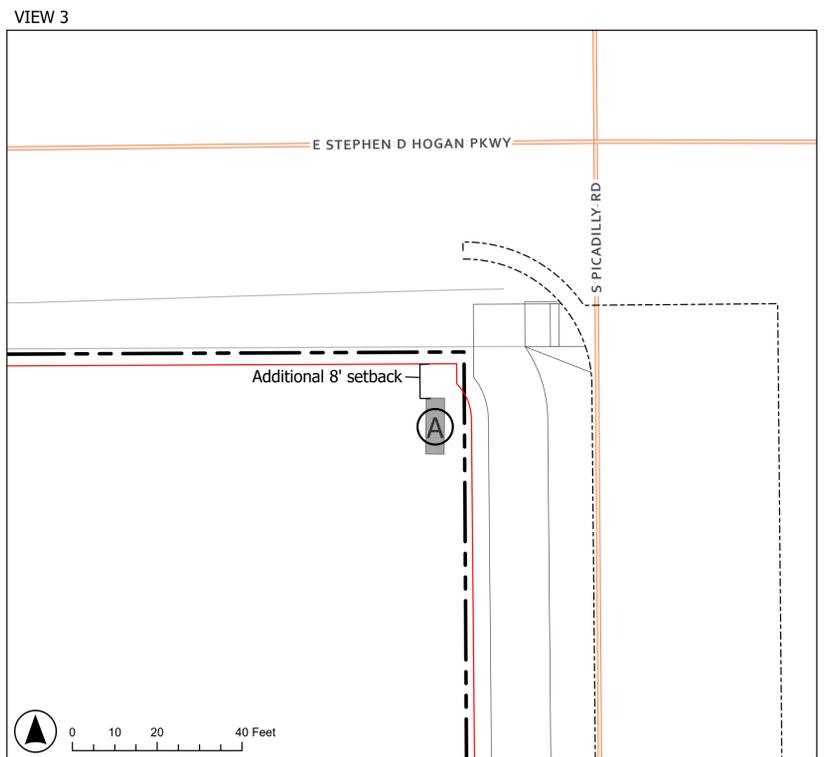
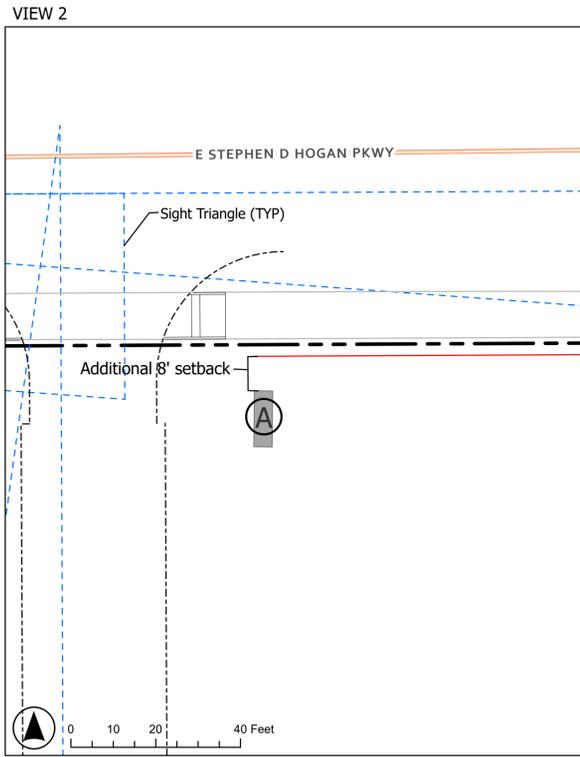
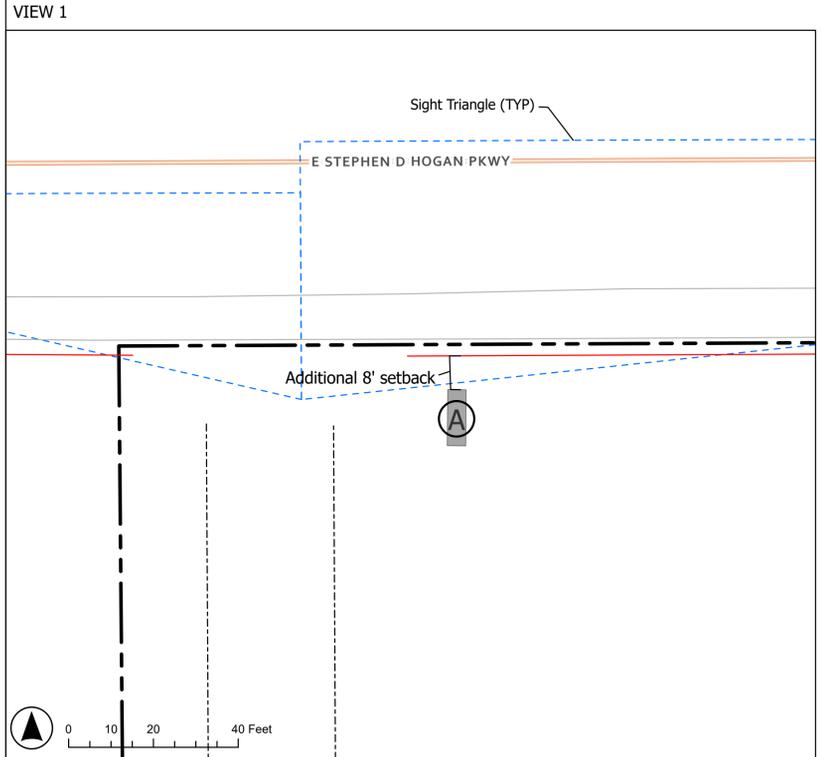
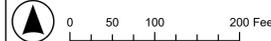
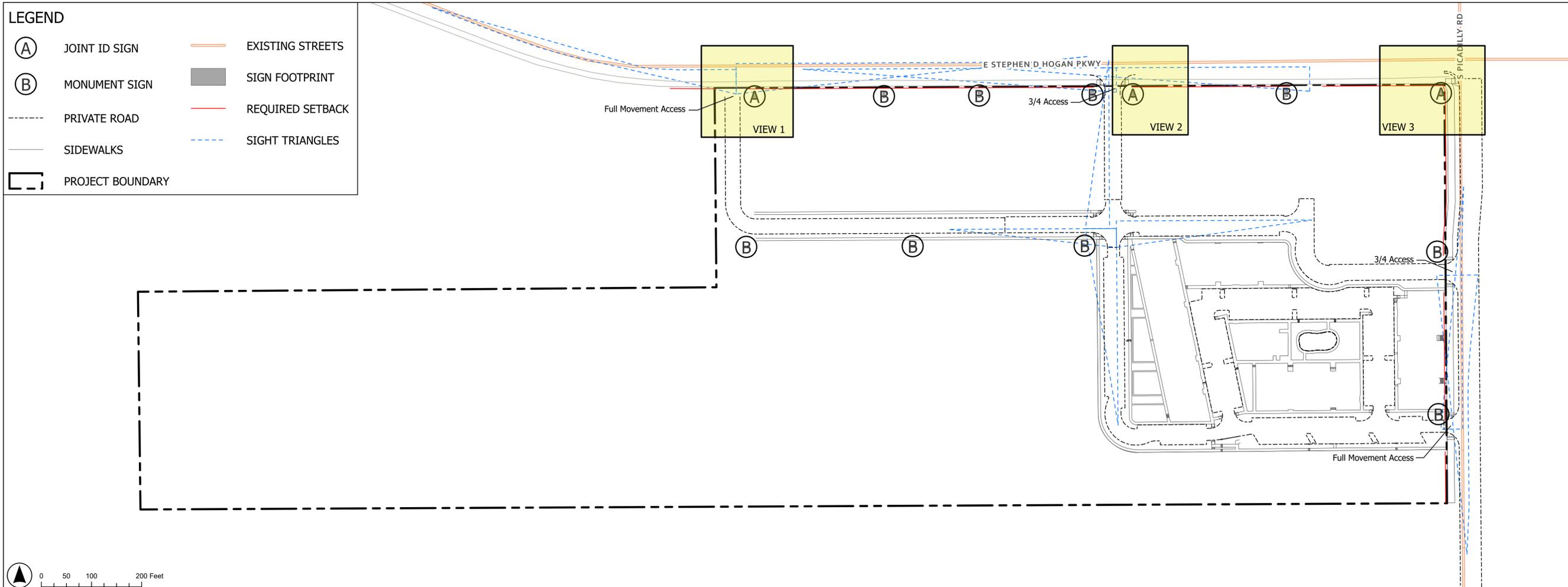
DATE: 12/21/2023

SEAL:

SHEET:
1 OF 4

LEGEND

- (A) JOINT ID SIGN
- (B) MONUMENT SIGN
- PRIVATE ROAD
- SIDEWALKS
- ▭ PROJECT BOUNDARY
- EXISTING STREETS
- SIGN FOOTPRINT
- REQUIRED SETBACK
- - - SIGHT TRIANGLES



associates inc.
 2953 South Peoria Street, Ste 101
 Aurora, Colorado 80014
 303-770-7201 FAX 770-7132

REV #	DATE	DESCRIPTION

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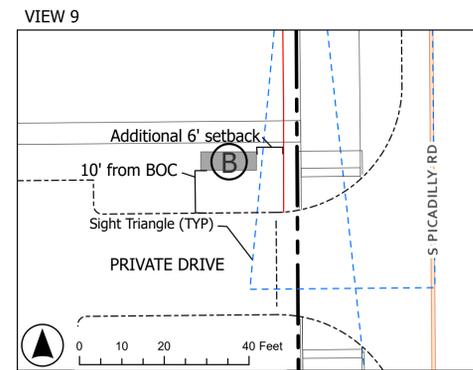
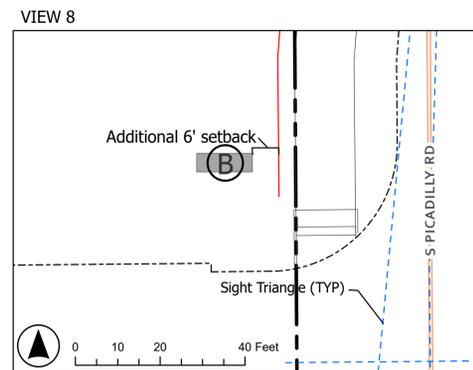
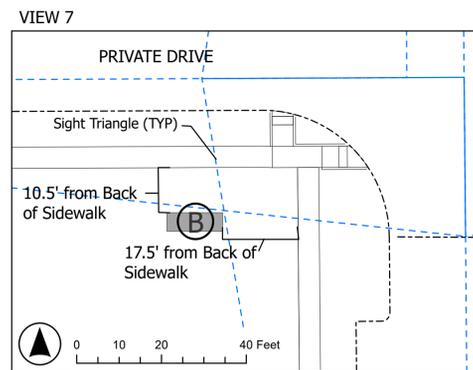
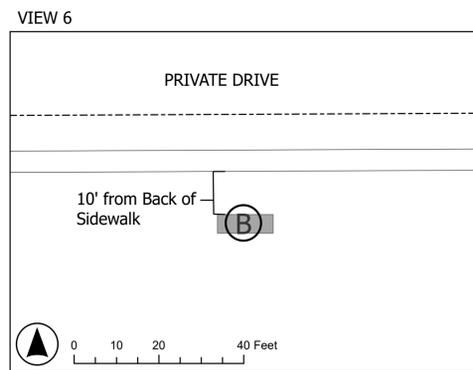
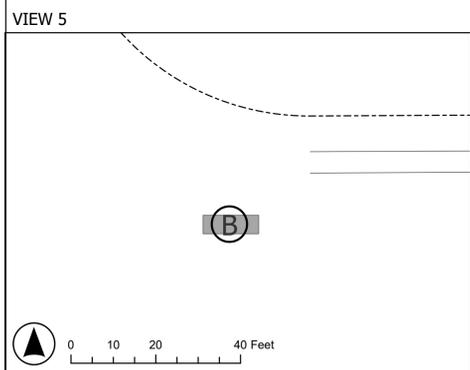
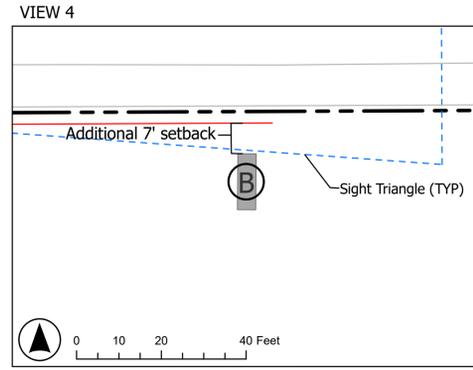
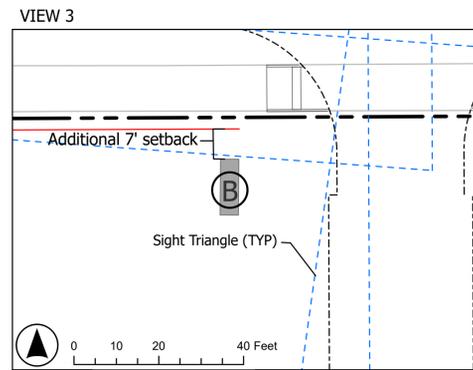
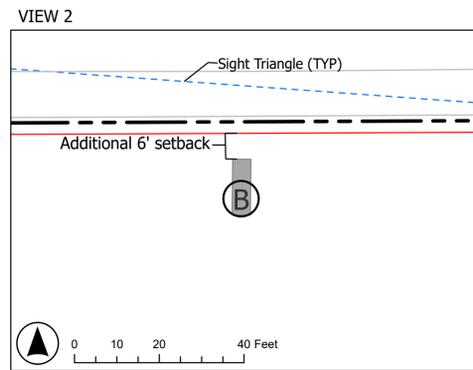
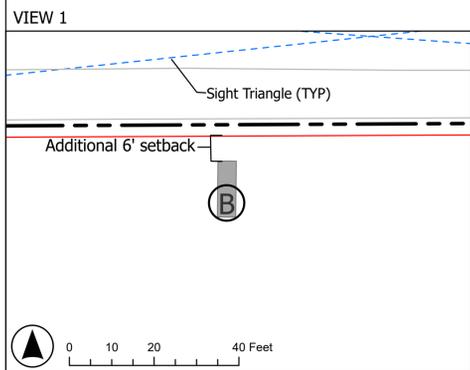
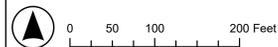
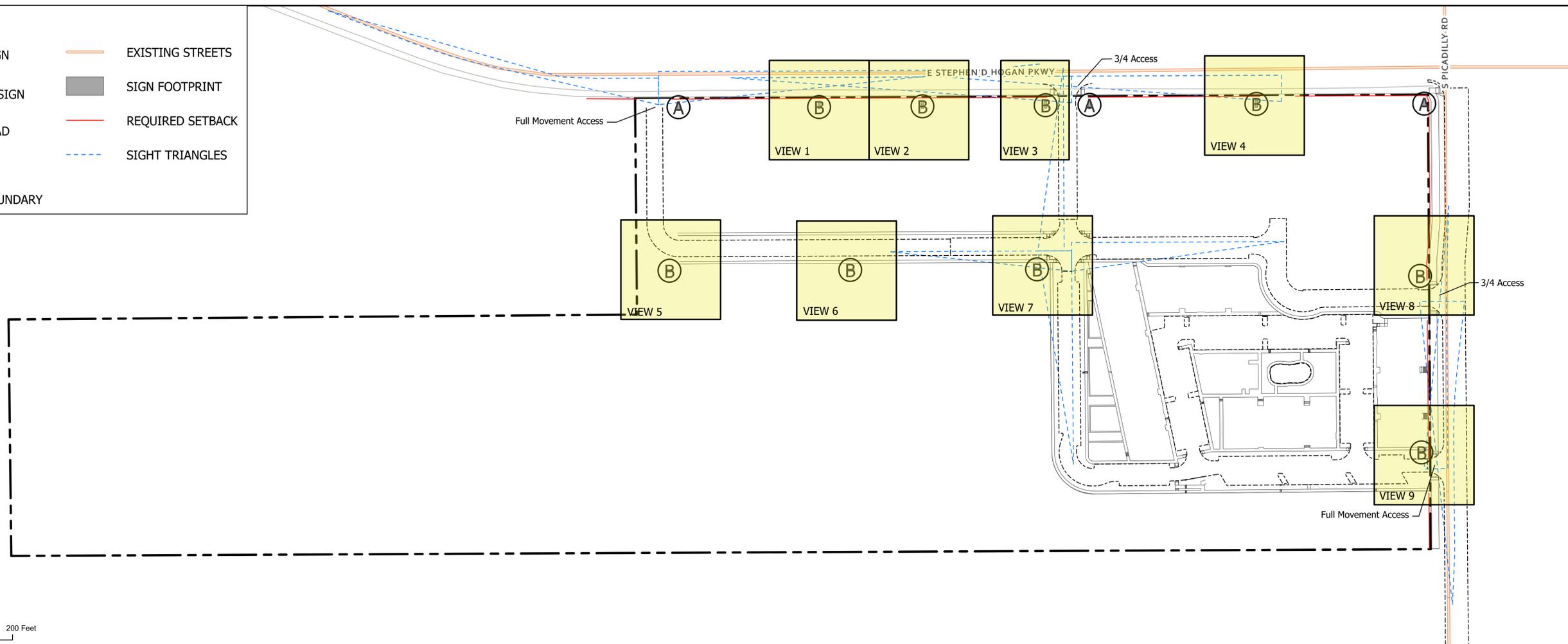
EAGLE RIDGE

SIGN PLAN ADJUSTMENT

DRAWN BY: K. HASKINS
 CHECKED BY: J. GAMEC
 DATE: 12/21/2023
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